# SECTION 9 – GENERAL COMMERCIAL ZONE (C)

# 9.1 USES PERMITTED

No person shall within any (C) **zone use** any **lot** or **erect**, **alter**, locate or **use** any **building** or **structure** for any purpose except one or more of the following (C) **uses**. namely:

(a) Residential Uses:

an accessory dwelling house or

an accessory dwelling unit (apartment)

(b) Permitted Uses:

an auditorium; a personal service shop;

a **business office**; a post office;

a professional office; a funeral home; a financial office: a restaurant:

a recreational establishment; a parking area;

a **retail store**; a telephone exchange;

a merchandise service shop;

a dry cleaning or laundry outlet.

a food truck

## 9.2 ZONE PROVISIONS

No person shall within any (C) zone use any lot or erect, alter, locate or use any building or structure except in accordance with the following provisions:

- (a) Lot area (minimum): 3,000 square metres (32,280 square feet)
- (b) **Lot frontage** (minimum): 38 metres (125 feet)
- (c) **Dwelling units** Per **Lot** (maximum): 1 only
- (d) **Building area** (maximum): 25%
  - Notwithstanding any provisions in this By-Law where the main **building/use** is located within the 30 metre (100 feet) setback will be limited to a maximum of 15% of the land area on that property encompassed within the area that is the width

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of the property by the depth of the required setback ie 30 metres (100 feet).

- (e) Front yard (minimum): 15 metres (50 feet)
- (f) Interior side yard (minimum):
  4.5 metres (15 feet), provided that where a side lot line abuts a Residential zone or abuts a lot having a Residential use situated thereon, the minimum side yard requirement shall be 7.5 metres (25 feet).
- (g) **Exterior side yard** (minimum): 15 metres (50 feet)
- (h) Rear yard (minimum): 12 metres (40 feet) provided that where a lot line abuts a Residential zone or abuts a lot having a Residential use situated thereon, the minimum rear yard requirement shall be 15 metres (50 feet).
- (i) Water setback
  Except as otherwise provided in Section 3.31, a water setback of at least 30 metres (100 feet) shall be required from the high water mark of a waterbody.
- (j) Building separation (minimum):3 metres (10 feet) (unless otherwise required by the OntarioBuilding Code and the Fire Code)
- (k) **Building height** (maximum): 11 metres (36 feet)
- (I) **Dwelling unit areas** (minimum): 45 square metres (484 square feet)
- (m) Planting Strip Location: A planting strip shall be required along any portion of a rear lot line or any portion of a side lot line which abuts a Residential zone or abuts a lot having a Residential use situated thereon.
- (n) Planting Strip Width (minimum): 3 metres (10 feet)

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- (o) Entrances per Lot (maximum): 2
- (p) Entrance setback (minimum):15 metres (50 feet)
- (q) Entrance separation (minimum):
   22.5 metres (75 feet) unless a greater distance is required by the appropriate road authority
- (r) **Entrance width** (minimum): 3 metres (10 feet)
- (s) Entrance width (maximum): 9.5 metres (30 feet)
- (t) **Driveway setback** (minimum): 15 metres (50 feet
- (u) Parking Spaces (minimum):
  - (i) Residential uses1 for each dwelling unit.
  - (ii) auditorium/arena1 for each 5 fixed seats or fraction thereof.
  - (iii) business/financial office or professional office 1 for each 30 square metres (323 square feet) of net floor area or portion thereof.
  - (iv) **funeral home**1 for each 10 seats or fraction thereof.
  - (v) restaurant the greater of: 1 for each 15 square metres (161 square feet) of net floor area; or 1 for each 4 persons design capacity of all dining rooms.
  - (vi) other accessory uses1 for each 30 square metres (320 square feet) of net floor area or portion thereof.
- (v) Parking Space Location:No part of any parking space shall be located closer than:
  - (i) 1.5 metres (5 feet) to any **street line**; or
  - (ii) 4.5 metres (15 feet) to any **lot line** which abuts a Residential **zone** or abuts a **lot** having a Residential **use** situated thereon; or
  - (iii) within the Water setback

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- (w) **Delivery spaces** (minimum):
  - (i) Residential uses not applicable
  - (ii) auditorium 2 per lot
  - (iii) other permitted **uses** not applicable
- (x) Loading spaces (minimum):
  - (i) Residential **uses** not applicable
  - (ii) business/financial office, personal service shop, professional office or restaurant not applicable
  - (iii) other permitted **uses**1 for each 2,400 square metres (25,834 square feet) of **net floor area** or portion thereof in excess of 200
    square metres (2,153 square feet).
- (y) General Provisions:In accordance with the provisions of Section 3 hereof.

#### 9.3 C-1 ZONES

All of the provisions and regulations of Section 9.1 and 9.2 shall apply to the 'General Commercial One **Zone** (C-1)' in **Lot** 9, Concession 10, Township of Burleigh (North) and shown on **Zone** Map A5; and the following special provisions shall also apply:

(a) Uses permitted in C-1 Zones:
 a licensed restaurant
 recreation uses that do not need permanent structures;
 including but not limited to hunting, fishing, canoeing and camping

#### 9.4 C-2 ZONE

Notwithstanding Section 9.1 and 9.2, hereof to the contrary, no person shall in any 'General Commercial Two **Zone** (C-2)' in **Lot** 7, Concession 5, Township of Burleigh (South) and shown on **Zone** Map A1; **use** any land, or **erect**, **alter** or **use** any **building** or **structure** except in accordance with the following provisions:

(a) Uses permitted in C-2 Zones:

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a woodworking shop a retail outlet a shop and retail outlet for automotive parts and five (5) antique **vehicles** a **dwelling house** 

## 9.5 C-3 ZONES

All of the provision and regulations of Section 9.1 and 9.2 shall apply to the 'General Commercial Three **Zone** (C-3)' in **Lot** 34, Concession 2, Township of Anstruther and shown on **Zone** Map A8; and the following special provision shall also apply:

(a) Uses permitted in C-3 Zones:
 a garden centre for the sale of plants, vegetables and landscaping products

## 9.6 C-4 ZONE

All of the provisions and regulations of Section 9.1 and 9.2 shall apply to the 'General Commercial Four **Zone** (C-4)' in **Lot** 24, Concession 14, Township of Burleigh (North) and shown on **Zone** Map A8; and the following special provisions shall also apply:

(a) **Uses** permitted in C-4 **Zones**:
The housing of domestic pets accessory to a veterinary **clinic** 

## 9.7 C-5 ZONES

All of the provisions and regulation of Section 9.1 and 9.2 shall apply to the 'General Commercial Five **Zone** (C-5) in **Lot** 34, Concession 1, Township of Anstruther and shown on **Zone** Map A8; and the following special provision shall also apply:

(a) Uses permitted in C-5 Zones:15 self contained apartment units;retail stores;a restaurant.

## 9.8 C-6 ZONES

The C-6 zone does not exist in the present document. However, a space has been left should this zone be required at a later time.

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\* as per OMB ruling